

United States Bankruptcy Court for the:

Southern District of Ohio

Case number (if known): \_\_\_\_\_

Chapter you are filing under:

- ☐ Chapter 7  
☒ Chapter 11  
☐ Chapter 12  
☐ Chapter 13

☐ Check if this is an  
amended filing

## Official Form 201

## Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Lancaster Hospitality, LLC

2. All other names debtor used in the last 8 years Hampton Inn Lancaster

Include any assumed names, trade names, and *doing business* as names

3. Debtor's federal Employer Identification Number (EIN) 47-288830

4. Debtor's address

Principal place of business		Mailing address, if different from principal place of business
2041 Schorway Drive NW		
Number	Street	Number Street
		P.O. Box
Lancaster	OH 43130	
City	State ZIP Code	City State ZIP Code
Fairfield County		Location of principal assets, if different from principal place of business
County		
		Number Street
		City State ZIP Code

5. Debtor's website (URL) None

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: \_\_\_\_\_

Debtor Lancaster Hospitality, LLC  
Name \_\_\_\_\_ Case number (if known) \_\_\_\_\_

**7. Describe debtor's business**

*A. Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☐ None of the above

*B. Check all that apply:*

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

*C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.*

See <http://www.naics.com/search/>.

7211

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

*Check one:*

- ☐ Chapter 7  
☐ Chapter 9  
☒ Chapter 11. *Check all that apply:*

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).  
☐ A plan is being filed with this petition.  
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).  
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.  
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

☒ No

☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY  
District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

☐ No

☒ Yes. Debtor S&G Hospitality, Inc. Relationship Parent Company  
District S.D. Ohio When \_\_\_\_\_  
Case number, if known \_\_\_\_\_  
MM / DD / YYYY

List all cases. If more than 1, attach a separate list.

Debtor Lancaster Hospitality, LLC  
Name  
Case number (if known)

11. Why is the case filed in *this district*?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

- ☒ No
- ☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard? \_\_\_\_\_
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other \_\_\_\_\_

Where is the property?

Number Street  
\_\_\_\_\_  
City State ZIP Code

Is the property insured?

- ☐ No
- ☐ Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> 1-49               | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99              | <input type="checkbox"/> 5,001-10,000  | <input type="checkbox"/> 50,001-100,000    |
| <input checked="" type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999            |  |  |

15. Estimated assets

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million             | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input checked="" type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million           | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million          | <input type="checkbox"/> More than \$50 billion        |

Debtor Lancaster Hospitality, LLC Case number (if known) \_\_\_\_\_  
Name

16. Estimated liabilities

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million             | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input checked="" type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million           | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million          | <input type="checkbox"/> More than \$50 billion        |

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 08/18/2023  
MM / DD / YYYY

**X** /s/ Abijit Vasani

Signature of authorized representative of debtor

Abijit Vasani

Printed name

Title President

18. Signature of attorney

**X** /s/ David Beck

Signature of attorney for debtor

Date 08/18/2023

MM / DD / YYYY

David Beck

Printed name

Carpenter Lipps LLP

Firm name

280 N. High St., Suite 1300

Number Street

Columbus

City

OH

State

43215

ZIP Code

614-365-4142

Contact phone

beck@carpenterlipps.com

Email address

0072868

Bar number

OH

State

**United States Bankruptcy Court**

**IN RE:**

Case No. \_\_\_\_\_

Lancaster Hospitality, LLC

Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Registered name and last known address of security holder	Shares (Or Percentage)	Security Class (or kind of interest)
S&G Hospitality, Inc. 7500 Vantage Drive, Columbus, OH 43235	100	Managing member

**Fill in this information to identify the case:**

Debtor name Lancaster Hospitality, LLC

United States Bankruptcy Court for the: Southern District of Ohio

Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	ITRIA VENTURES LLC. ONE PENN PLAZA SUITE 3101 NEW YORK, NY, 10119		Monies Loaned / Advanced	Disputed Unliquidated Contingent			1,340,200.00
2	HILTON 4649 PAYSPERE CIRCLE  CHICAGO , IL, 60674		Services				41,030.35
3	CAPITAL ONE PO Box 4069  Carol Stream , IL, 60197-4069		Credit Card Debt				16,998.42
4	NIMBLE ACCOUNTING 200 MOTOR PARKWAY SUITE D-26 HAUPPAUGA, NY, 11788		Services				15,000.00
5	HD SUPPLIES PO Box 509058  San Diego , SC, 92150-9058		Credit Card Debt				9,702.63
6	SYSCO FOODS 10510 EVENDALE DR.  CINCINNATI, OH, 45241		Suppliers or Vendors				8,513.01
7	AEP AEP, PO BOX 371496  PITTSBURGH, NH, 15250		Utility Services				4,800.00
8	WINDSTREAM PO BOX 9001013  LOUISVILLE, NY, 40290		Credit Card Debt				3,800.00

Debtor Lancaster Hospitality, LLC  
Name

Case number (if known)

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	ULINE PO BOX 88741 ATTN:AR CHICAGO, IL, 60680		Suppliers or Vendors				3,561.27
10	HELMS BRISCOE 20875 N 90TH PLACE SUITE 210 SCOTTSDALE, AZ, 85255		Suppliers or Vendors				2,058.21
11	CITY OF LANCASTER -LANCASTER UTILITIES 104 E MAIN ST. PO BOX 1099 LANCASTER , OH, 43130		Utility Services				2,000.00
12	TRAVEL CLICK 200 N MARTINGALE SUITE 650 SCHAUMBURG, IL, 60173		Suppliers or Vendors				1,958.96
13	ECOLAB PO BOX 32027  NEW YORK, NY, 10087-2027		Suppliers or Vendors				1,452.14
14	CITY OF LANCASTER -LANCASTER UTILITIES 104 E MAIN ST. PO BOX 1099 LANCASTER , OH, 43130		Utility Services				1,400.00
15	CHARTER COMMUNICATIONS PO BOX 6030  CAROL STREAM, IL, 60197		Utility Services				1,400.00
16	XPRESS MANAGEMENT PO BOX 910801  LEXINGTON, NY, 40591		Credit Card Debt				1,137.50
17	CITY OF LANCASTER -LANCASTER UTILITIES 104 E MAIN ST. PO BOX 1099 LANCASTER , OH, 43130		Utility Services				1,100.00
18	CHARTER COMMUNICATIONS PO BOX 6030  CAROL STREAM, IL, 60197		Credit Card Debt				850.00
19	KNIGHT CAPITAL FUNDING 9 E, Loockerman Street, Suite 202-542 Dover, DE, 19901		Credit Card Debt				0.00
20	U.S. SMALL BUSINESS ADMINISTRATION Office of the General Counsel 409 Third Street, SW Vashington, DC, 20416		Credit Card Debt				0.00

United States Bankruptcy Court  
Southern District of Ohio

In re: Lancaster Hospitality, LLC

Case No.

Chapter 11

Debtor(s)

**Verification of Creditor Matrix**

The above-named Debtor(s) hereby verify that the attached list of creditors is true and correct to the best of their knowledge.

Date: 08/18/2023

/s/ Abijit Vasani

Signature of Individual signing on behalf of debtor

President

Position or relationship to debtor



**ACTIONS TAKEN BY THE SOLE MEMBER AND MANAGER  
OF  
LANCASTER HOSPITALITY, LLC**

The undersigned, being the Sole Member and Manager (the “**Manager**”) of Lancaster Hospitality, LLC, an Ohio limited liability company (the “**Company**”), does hereby take and adopt the following actions, in writing without a meeting, pursuant to Section 1706.30(D) of the Ohio Revised Code effective as of August 17, 2023:

**WHEREAS**, the Company, through its Manager, deems it advisable and in the best interests of the Company, its creditors, and all parties in interest to seek protection under Chapter 11 of Title 11 of the United States Code (“**Bankruptcy Code**”), and to employ competent professional assistance to guide the Company through the bankruptcy process;

**WHEREAS**, pursuant to Section 1706.30(C)(1)(b), this writing constitutes the consent of all the members of the Company to file a petition for relief under the Bankruptcy Code.

**NOW, THEREFORE, BE IT:**

**RESOLVED**, that the Company be, and hereby is, authorized to file a petition for relief under the Bankruptcy Code with the United States Bankruptcy Court for the Southern District of Ohio (the “**Bankruptcy Proceeding**”) and to seek that relief through the provisions of Chapter 11 of the Bankruptcy Code.

**FURTHER RESOLVED**, that Abhijit S. Vasani, as President of the Manager, is hereby authorized to execute and file on behalf of the Company any and all petitions for relief, papers, and other documents which are proper and necessary to initiate the Bankruptcy Proceeding, together with any and all other papers and documents incidental thereto. The execution of any document by Abhijit S. Vasani as President of the Manager shall legally bind the Company.

**FURTHER RESOLVED**, that the Company be, and hereby is, authorized to retain the law firm of Carpenter Lipps LLP as legal counsel (and any other legal counsel or consultants) to represent the Company in connection with the Bankruptcy Proceeding.

**FURTHER RESOLVED**, that the officers of the Company, be and hereby are, authorized to execute on behalf of the Company, and take such other actions in support of the Bankruptcy Proceeding and in furtherance of these Resolutions which are necessary and proper.

**FURTHER RESOLVED**, that all actions previously taken or that will be taken by Abhijit S. Vasani, the officers, employees, and agents of the Manager on behalf of the Company in connection with or related to the matters set forth in or reasonably contemplated by the foregoing Resolutions be, and hereby are, adopted, ratified, confirmed, and approved in all respects as the acts and deeds of the Company.

**IN WITNESS WHEREOF**, the undersigned, being all the directors of the Company, hereby indicate in writing their authorization and approval of, and consent to, the foregoing actions and resolutions without a meeting, to be effective as of the date first written above.

**SOLE MEMBER AND MANAGER:**

S&G HOSPITALITY, INC.

By: \_\_\_\_\_

Abhijit S. Vasani, President

**Action by Unanimous Written Consent  
of Lancaster Hospitality, LLC**